

Descanso

Overview

Commercial nodes are concentrated within the existing country town at Descanso Junction and at two other areas along Riverside Drive. Many of these commercial uses have changed from a General Commercial to a Rural Commercial designation to reflect the character of the area. Outside of the country town and within the Cleveland National Forest there exist other commercial properties affected by the Forest Conservation Initiative. These properties shall not be given a Rural Commercial designation, but instead will be given a designation that reflects the Forest Conservation Initiative overlay minimum density of 1dwelling unit per 40 acres.

Key Issues

Ability for future development to expand is constrained by the Forest Conservation Initiative overlay.

Planning Group Direction

- Designate existing commercial use as Rural Commercial
- Reserves the right to address all commercial property under Board Policy I, page 20 of 23, Section 5 “new information” once zoning is established

**Additional Staff Analysis/
Recommendations**

Except for one request, staff supports Planning Group direction. Staff will continue to work with the Descanso Community Planning Group on applying a suitable zone that will recognize existing commercial uses located within the boundaries of the Forest Conservation Initiative.

**Planning Commission
Recommendations**

The Planning Commission concurs with staff’s recommendations.

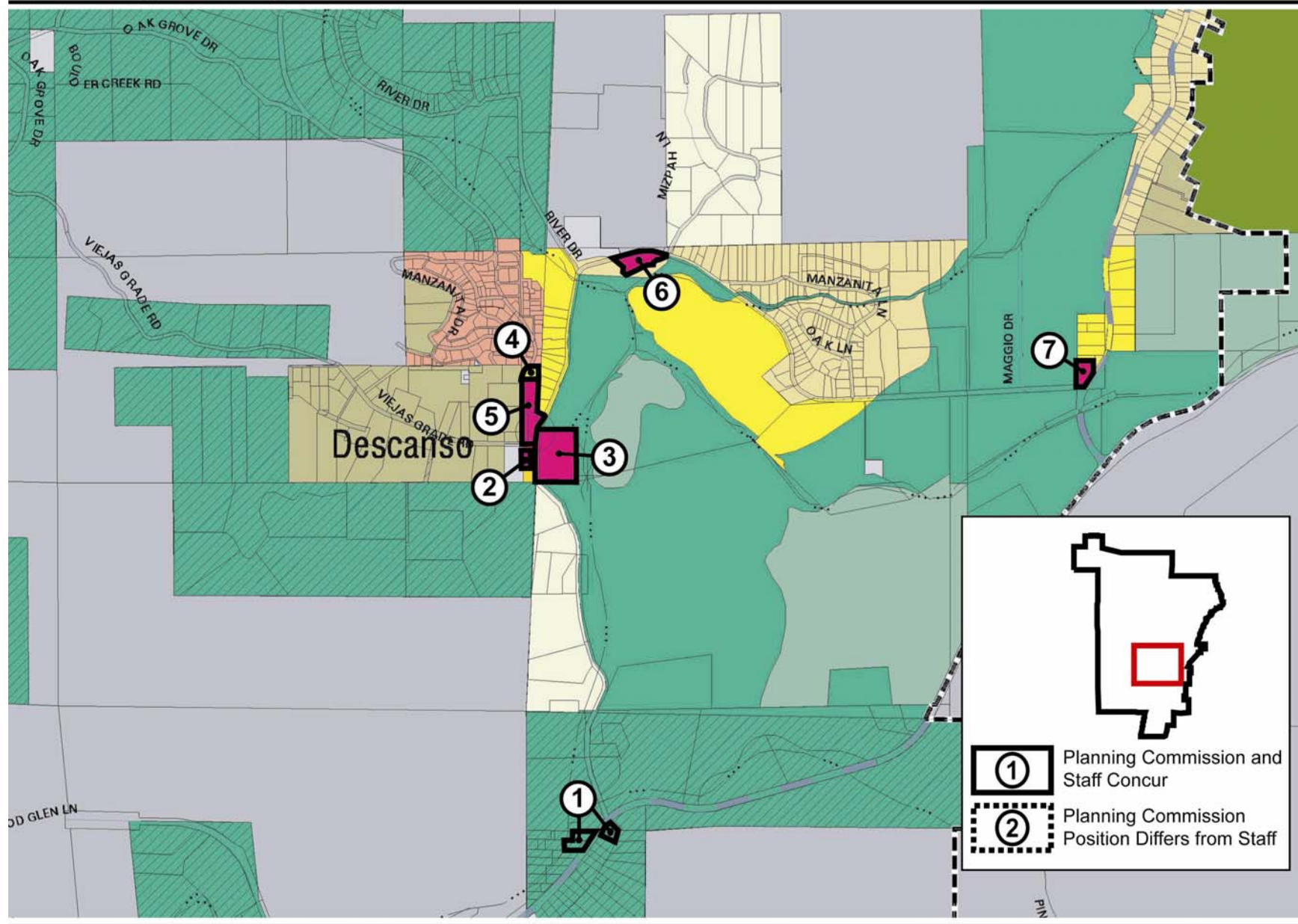
ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	6	5	(1)	14	8
Industrial ¹	5	19	14	2	(3)
Office ¹	2	8	6	5	3

¹Industrial and Office numbers are for the entire Central Mountain subregion.
 Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Descanso (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> (RL-40) Rural Lands</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial (Elliott)	<p><i>Total Area:</i> Approx. 2 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (23) Forest and State Parks (within Forest Conservation Initiative)</p>	<ul style="list-style-type: none"> Historically established commercial uses Located with direct access to a major road (SR79) Existing uses are compatible with surrounding community character Rural Lands designation is consistent with Forest Conservation Initiative (40 acre lot size) Staff proposes a zone be applied to reflect existing commercial uses Planning Commission: Continue to work on FCI and commercial properties
2	<p><u>Staff</u> (C-4) Rural Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial (Dale)	<p><i>Total Area:</i> Approx. 1 acre</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated change Located in commercial core of community Rural Commercial is consistent with character of the community Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature Support Planning Group recommendation

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3	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial (Merigan)	<i>Total Area:</i> Approx. 12.18 acres <i>Current Use:</i> Small scale plant nursery <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Three (3) acres of total site is currently being used as commercial • Site is located in proximity to other commercial uses (post office, convenience store, gas station) which are rural in nature • Site fronts a main road (Riverside Dr.) • Support Planning Group recommendation • Recognize existing use
4	<u>Staff</u> (SR-1) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(SR-1) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre <i>Current Use:</i> Residential <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • Existing residential use • GIS mapping error shows general plan designation as commercial • Residential density is consistent with surrounding land use designations • Support Planning Group recommendation
5	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 2.02 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Existing small-scale commercial uses (post office, convenience store, gas station) • Scale is consistent with community character • Commercial core of community • Support Planning Group recommendation

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6	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial (Merigan)	<i>Total Area:</i> 5 acres <i>Current Use:</i> Various Commercial <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognize existing uses. This area is known as Red Barns and includes a Tack and Feed shop, Descanso Water District office Located on a main thoroughfare (Riverside Dr.) Compatible in scale with community character Support Planning Group recommendation
7	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 0.73 acres <i>Current Use:</i> Small market selling fresh produce/goods <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognize existing use—Raintree Market Located at the junction of SR79 and Riverside Drive Support Planning Group recommendation